

**NOTICE OF CONSIDERATION OF AN
ADMINISTRATIVE DESIGN REVIEW PERMIT AND VARIATION
BY THE ZONING ADMINISTRATOR
OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR of the City of Chula Vista, CA will consider an administrative Design Review and Variance application for a project summarized as follows:

CONSIDERATION DATE: September 5, 2022
CASE NUMBER: DR21-0028 and VAR22-0001
APPLICANT: Joseph Brikho
SITE ADDRESS: 4041 Bonita Road, Chula Vista, CA 91902 (APN: 591-251-19-00)

PROJECT DESCRIPTION: Proposal to convert an existing 1,462 square-foot commercial building into a drive-through only coffee shop located within the Central Commercial (CC) zone. Project also includes a Variance request to reduce the minimum off-street parking demand.

ENVIRONMENTAL STATUS: The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

Any written comments or petitions to be submitted to the Zoning Administrator must be received by the Development Services Department no later than 12:00 noon on the decision date. Please direct any questions or comments to Project Planner Arturo Ortuno in the Planning Division, Public Services Building B, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or call/email at (619) 409-5864 or Aortuno@chulavistaca.gov. Please include the case number noted above in all correspondence. The permit shall be considered without a public hearing unless a hearing is requested by the applicant or other affected party by the comment deadline.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raises in response to this notice prior to the Zoning Administrator's consideration of the application. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning Division of the Development Services Department.

Within ten business days after the decision is rendered, the applicant or other interested person may appeal the Zoning Administrator's decision to the City Council by submitting an appeal form and the required fee to the Planning Division. Please notify the Project Planner in writing if you wish to receive a copy of the Zoning Administrator's decision.

